



Right of Way & Permits

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City of Westminster Department of Community Development
4800 West 92nd Avenue
Westminster, CO 80031

Attn: Patrick Caldwell

**Re: Uplands Master ODP, PDP, and ODP – 2nd referral
Case #s SUB03 PLN20-0081 / SUB06 PLN18-0146 / SUB01 PLN21-0031**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Uplands Master ODP, PDP, and ODP**. For future planning and to ensure that adequate utility easements are available within this development, PSCo will need minimum 10-foot wide dry utility easements abutting all rights-of-way and private drives within each planning area. This is for connectivity throughout the development.

As the project progresses, the following dry utility easements will be required **within all lot types as follows**:

- standard single family -- 6-feet on front for natural gas and 8-feet on rear for electric
- alley loaded single family -- 6-feet for natural gas and 8-feet for electric; if natural gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- commercial/retail -- 10-feet around perimeter of each lot, particularly abutting all public rights-of-way
- apartment-type -- 10-feet around perimeter of each lot, particularly abutting all public rights-of-way
- all tracts -- 10-feet abutting all public rights-of-way
- natural gas distribution facilities require a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick; truck rated concrete, rock, etc...) with plowing in snowy conditions
- bear in mind that these utility easements must have 5-foot separation from gravity-fed wet utilities and 10-foot separation from forced-fed water utilities

Please be aware PSCo owns and operates existing natural gas and electric facilities throughout the proposed project areas. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then

the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – the Customer/Applicant must have the Designer contact the Right-of-Way and Permits Agent.

The vacation of any existing PSCo express easements will require a quitclaim deed and must be completed by a PSCo Right-of-Way and Permits Agent.

Comment response requested.

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